

Hereafter ensueth the auncient seue-
rall customes, of the seuerall Mannors of Stebbun-
huth, and Hackney, within the Countie of
Middlesex, which were perused, viewed & approued, by
the Lords of the said Mannors, and by all the Copieholde
Tenantes of the said seuerall Mannors, manie yeeres past,
and which customes be now againe newelic and fullie
considered off, ratified, allowed, and approued, by the
right Honorable, *Henrie L. Wentworth*, Lord of the saide
seuerall Mannors, and all the Copieholde Tenantes
of the said Mannors, as in the seuerall Articles & agree-
ments hereafter following are expressed, the x. day of
Nonember. 1587. And in the 29. yeere of the raigne of
our Soueraigne Ladie *Elizabeth*, by the grace of God,
Queene of England, Fraunce and Ireland, defender of
the faith.

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bun-
huth,
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IN primis, by the customes of
the said Mannours, al the
Copieholde Landes and
Tenementes of the saide
Mannours, and of euerie
of them, be, and alwaies
haue beene auncient copieholders of inhe-
ritance in Fee simple, according to the se-
uerall customes of the saide Mannours,
and of euerie of them, of which the same
been seuerally holden, except such parts
and parcells of the said Mannours, or of
either of them, being of the demeasne
lands, and of the waists of the said man-
nours,

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nours, and of either of them, which haue not bene graunted out by the Lorde or Lords of the same, to holde by coppie of Court roll, but sithens the beginning of the raigne of the queenes Maiestie that now is, which partes and parcells so graunted to holde by coppie of court roll. are and be excepted, and are ment to bee excepted out of these Articles, ratification and agrément, and also all other the landes, tenements, and hereditamentes, mentioned and specified in the seconde schedule to these presents annexed, which are and shalbe of no other validitie and force then they shoulde haue bene of, if these articles and agreements had neuer been made. And all coppies haue bene tyme out of minde, and bee made to holde of the Lord by the rodde, according to the custome of the saide manours, by the rents, customes, suts and seruices, therefore due and accustomed.

2 Item, the rentes of all the tenements, both freeholders, and coppieholders, which holde anie mesuages, cotages, lands, tenements, or hereditamentes of the saide manours, or of anie of them is
yeerlie

to be obserued.

yeerelie payable at the feast of saint Michaell Tharchangell, to the Lorde and his heires, the same to be collected by Reeues of the said mannozs, to be yeerelie chosen, as heereafter is expessed, and all and euerie the coppieholde Tenants, shal hereafter pay so much rent as anie of them haue paid within two yeeres last past for their seuerall coppieholds, & that if anie one of the saide coppieholds, for the which anie intire quitrent is now paid, shall come into seuerall hands, the saide rent shall be apporcioned by thomage.

3 Item, all the coppieholde Tenants, which now be, or heereafter for the time being shalbe, ought to appeare yeerelie at two generall Courts holden for the said mannozs, or for either of them. And also so many of them at al other set or appointed Courts, set, appointed, or kept, or to be set, appointed, or kept, for the said mannozs, or for either of them, or for the Lord or Lords of the said mannozs, or of either of them as shall be warned therevnto by the Reeue or his sufficient deputy for the time being, and they to doe their sures
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and seruices according to their tenures, except they be essoyned, lycenced, or haue some other lawfull excuse, vpon the paine hereafter following, Which generall courts haue beene commonlie kept, and are to be kept yeerelie thone of them the Tuesdaie next after Lowe Sundaye, & thother about the feast of Saint Andrew the apostle, vpon reasonable warning.

4 Item, if anie of the customarie or copieholde tenants of the said Mannors, or of either of them, doe or shall make default in their appearaunce at anie of the saide two generall courts to which their sutes shall be due, or if such copieholde tenants as shall be especiallie warned to appeare at anie of the saide sette Courts in forme aforesaide, yeerelie to be holden, doe make default, to which the saide sute is or shall be due, and warning openlie given in the parish churches within the said Mannours, of the daie and place of the holdyng of the same generall courts, & vpon speciall warning to be given for the said seuerall set Courts, that then they that shall so make default, except they

to be obserued.

they be essoyned, or haue some other lawfull or reasonable excuse, shall be amerced by the homage of the saide Court or anie of them, which amerciement shall be taxed by two Assessours of the sayde Court. That is to say, by two Tenants of the homage, whereof the Steward of the saide Mannours, or of either of them for the time being, hath alwaies vsed to choose, and shal choose one for the Lorde, and the residue of the homage then present, haue chosen, and hereafter shall choose the other.

5 Item, if anie Tenant bee Summoned to appeare at anie set Court or Courts to bee holden within the saide Mannours, or in anie of them, and doth appeare vpon the saide Sommons, he ought, and is to haue for his paines iiii.d. and his dinner, or viii.d. and no dinner, which ought and is by the saide custome to bee paid by such person or persons who shall bee the cause that anie such Tenants do appeare for his or their matter, so it bee not for any matter or cause that concerneth an inquirie or presentment to be made concerning the Lord for the time

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being, his heires or assignes.

6 Item, the Copieholde Tenants of the saide Mannours, and of eyther of them, ought to haue euerie of them like allowance vpon euerie viewe by them to be made, and vpon euerie partition by them to be made, or vppon other Summons to appeare betwixt Tenant and Tenant, When they be appointed therevnto by precept from the Stewarde of the said mannores, or of either of them for the time being, or by his sufficient deputie.

7 Item, the homage of the Court of the saide Mannours, or of anie of them, may appoint sixe or seven Tenants vppon any complaint to them made by anie person or persons being Tenantes of the saide mannores, or of either of them in open Court, that he or they be wronged by any incrochinēt, or anie other annoyance, which Tenautes shall after the saide Court, viewe the same incrochment, annoyance, and impediment, or place whereof anie such complaint shall be made, and therevpon to present or notifie the same by a day to the Stewarde, or to the homage at the next generall Court,

to be obserued. A

Court, that there may be sette a paine or amerciement, or both, for the same, by the homage at the saide next Court, according to the qualitie of the offence.

8 Item, the homage of euerie of the saide Mannours, are to make presentment at euerie general Court to be holden for the said Mannours, or for either of them, of all the customarie or coppieholde Tenauntes, that they shall knowe shall haue died, after the Court then last past, or at any time before the said court, whose deathes were not then found and presented, which shall haue holden anie customarie or coppieholde Landes or Tenementes of the said Mannours, or of either of them. And also as nere as they can, present what Landes they dyed seized of, and also of what estate, and when he died, and who is the next heire or heyres to the same person or persons so dying seized, and of what age or ages the saide heyre or heyres shall then be off as nere as they can.

9 Item, likewise the homage ought to present the deathes of freholders, and

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When they dyed, and who bee their next heyres, and the ages of their heires which helde anie Lands or Tenements of the saide manours, or of either of them, and the nature of their tenures, so neere as they can, to thintent the Lorde may haue his reliefe, which is but the value of one yeeres quitrent of the Tenement holden of the saide manours, or of either of them by Socage tenure.

10 Item, if the homage at anie of the saide Courts of either of the saide manours, shall not knowe who is next heire or heyres to anie of the saide customarpe Tenautes so dying seized, when they shall make their presentments, that then they shall make their presentment so accordingly, and then vppon the saide presentment, at the next generall Court after the Stewarde of the saide manours or of eyther of them, or his deputie for the time being, within which the saide presentment shall so bee made, shall cause a Proclamation to be made in open court, to thintent euerie such heyre or heyres may haue knowledge to come and take vp the Landes and tenements of his or their

to be obserued.

their aunccestours, and so the Steward
or his deputie, shall cause a Proclamati-
on to bee made from generall Court to
generall Court, untill thre open and
publique Proclamations bee made in ful
Court, at thre severall generall courts,
which generall Courts, by the said cu-
stome are vsed to bee holden commonlie
one halfe yeere after another or there a-
bouts, so that from the first Proclamati-
on to the last, is full neere one yeere and
a halfe, which is about full two yeeres
from the presentment made by the sayde
Homage of the dying seazed, of the sayde
last Tenant, unto the last Proclamati-
on, and if there shall come no heire to the
saide Lands or Tenements, before the
ende of the saide thre Proclamations, to
make his clayme, and pꝛoove himselfe to
the Homage of the saide Court, in suche
sort as they shall allowe off, to bee the
next heire of the whole blood, to the saide
Tenant deceased, or to haue title to
the Land and tenements, nor to the we
and pꝛoove as aforesaid, who is or ought
to be the next heire of the whole blood to
the saide Tenant deceased, or next heire
expectant

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expectant vpon anie estate determined, then the Lorde of the saide Mannours, or of either of them for the time being, shal and may after the saide three proclamations so to bee made, seaze the Landes and Tenements, which was the sayde persons so dying seased, whose next heire or such as shall haue title therevnto cannot bee founde, or shall not come and make his or their claime and pzoofe as aforesaide, and then to take the issues and profites thereof vnto his owne vse, vntill such person or persons come that shall pzooue him or them next heire or heyres to the saide person or persons so dying seazed, and if none shal come within three yeeres next after the thirde and last proclamation to bee made as aforesaid, that shall and can conueigh and pzooue him or them to bee next heire or heires of the whole bloud, or shewe and pzooue who is or ought to be next heire, or to haue title, as next in remaynder or reuertion as aforesaide. That then the saide Landes and Tenementes bee forfayted, or shall escheate vnto the Lorde of the saide Mannour

to be obserued.

Manour or Mannours, for the time being, except that if the said Lands & tenements, shall or ought immediatly to descend, remaine, reuert, or come to any woman covert, or infant, within the age of xxi. yeeres, or to any person or persons not of ^{Sane memoriz}, or that shall not bee within the Realme, at the time of the death of the said last Tenaunt dying so seized, that then the Lorde for the tyme being, shall haue but the profites of the saide Landes and Tenementes, untill such persons or their heires, shall come and make their claime as aforesaide, so the saide clayme be made within five yeeres by the saide woman or her heires next after the death of her said hus band, or by such person being within age, or his heires within five yeeres next after he shall or should accomplish his full age of twentie one yeeres, and by the heyre of such person of ^{Non sane memoriz}, within five yeeres after the death of his said ancestor, or by the said person or his heyres that shall so be out of the Realme within five yeeres after he shall retorne, or if hee shall not retorne within five yeeres after his death.

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11 Item, Women are to haue no dowers of anie customarie Landes or Tenements within the Mannours aforesaid, nor in anie of them, nor meene to haue anie estate as Tenantes by the curresie of Englande.

12 Item, if a man or Woman shalbe seized of anie customarie Landes or Tenementes holden of the saide Mannours, or of either of them, of an estate of inheritance, and shal haue issue two Sonnes or three Sonnes, or more, or hauing no Sonnes, shal haue diuers Daughters, or hauing neyther Sonnes nor Daughters, shal haue diuers collaterall heires, they shal be all coheires to their sayde Father, Mother, or other Ancestour touching the saide customarie Landes and tenements, according to the custome of Ganelkinde.

13 Item, if a man or Woman die seized as aforesaide, of any customarie Lands or Tenementes of anie estate of inheritance holden of the saide Mannours, or of anie of them, and shal haue issue two or three sonnes or more, whereof one or

to be obserued. A

Two or more of them shalbe married, and shall haue issue in the life of their father or mother, and shall die before his or their saide Father or Mother, or hauing no sonnes, shall haue diuers daughters, whereof one or more shalbe married, and haue issue, and die in the life of the father or mother. That then the saide issue shall inherite, and bee coheire with the sayde sonne or sonnes, or daughter, that shall suruiue his or her saide father or mother that so shall die seized, as is aforesaide, whether the saide issue be Male or Female, according to the custome of Ganelkinde.

14 Item, if anie person or persons, dye seized as aforesaide, and shall leaue behinde him neyther sonne nor daughter, then the next of his or their kinne being of whole blood, shalbe heyre or heyres to the saide person or persons so dying seized, that is to say, his or their brother, or brothers children, or childrens children, according to the custome of Ganelkinde and so forth, as long as anie of that issue shalbe on liue, being of the whole blood, and in default of suche issue, the

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Sisters and Sisters children, according to the custome of Ganelkind, and so forth as long as anie issue shalbe on liue, and being of the whole bloud, and for lacke of such issue, the Vnckles and their issues, being of the whole bloud so long as anie issue shalbe liuing. And no default of such issue, the Aunts and their children, so long as anie shalbe liuing of the whole bloud, & for lacke of such issue, the next of kinne of the whole bloud, according to the custome of Ganelkinde.

15 Item, If anie person so dying seized as aforesaide, without issue of his bodie, and hauing diuers brothers of the whole bloud, whereof the one or some of them shall haue bene married, and shall haue issue, and after issue had, shall die before the saide brother dying seized, as aforesaide. That then the issues of the saide brother or brothers so dying before him that died seized, as aforesaide, shall ioyne and be coheyre with the brother that suruiueth the brother that so died seized as aforesaide, whether the said issue be Males or Females. But Males and Females of one venter, can not ioyne to be coheires together, so
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to be obserued. A

that the course of discentes is to be obserued by the saide custome, according to the custome and nature of landes in Gaueelkinde.

16 Item, likewise shall the issue of the daughter that shall die in the life of the Father or Mother, be coheire With the Aunt that liueth, being of the whole bloud.

17 Item, likewise shall the Uncles, and the Uncles brothers children, being of the whole bloud, be coheires together as aforesaide.

18 Item, likewise shall the Aunts, and the Aunts sisters children, ioyne and be coheires as aforesaid, and so forth of all further degrees of all collaterall heires, being of the whole bloud, which may conueigh themselves to be anie Cousins and heires of the whole bloud to anie person or persons dying seized, of anie of the foresaide customarie Landes or Tenements, according to the custome of Gaueelkind.

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19 Item,

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to Item, by the customes of the saide seuerall Mannours, euerie coppieholder of inheritance in fee simple, may surrender his saide coppieholde Landes and Tenements, or anie part or parcell thereof vnto any person or persons, and to his or their heires for euer, or to his or their heires, of his or their bodies, or any other waies intaile, or for life or liues, or yerres, or to anie person or persons, and to their heires, to thintent the saide coppieholde Tenant may declare his last Will and Testament vppon the same Landes and Tenements, or to anie other vse or vles, vntlesse it bee to anie corporation or corporations, or bodies politique or corporate. And euerie coppieholder intaile, for life, liues or yerres, of anie of the saide Mannours, may in like manner by the customes of the saide Mannours, and of euerie of them, surrender their coppieholde Landes, or anie part thereof, according to the nature of their estates, so the same surrender be made according to the custome concerning surrenders, as hereafter ensueth. And all the same persons to whose vse euerie such surrender

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to be obserued.

der shalbe made, are to haue their copies made to hold of the Lord by the Rodde, according to the Custome of the saide Mannours, whereof they beene seuerally holden, by the rentes, customes, lutes, and seruices therfore due and accustomed, vpon euery of which surrenders, the fine and fines for the same heereafter expressed, is by the said customs to be paid.

20 Item, By the custome of the sayde Mannours, and of euerie of them, euerie surrender taken out of the Court by the headborow or Reeue, or his deputie, and in the presence of sixe customarie Tenaunts of the saide Mannours, of which the saide Landes or Tenements surrendered shalbe percell, witnessing the same surrender of anie person or persons of his or their customarie Landes or Tenements holden of the said Mannours, or of either of them, and being of the full age of one and twentie yeeres or bywardes, except women covert baron, and such as are not of perfect minde, to the vse of any person or persons, shalbe as good as if it were taken in open court by the said Steward of the saide Mannours,

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nours , or of anie of them , so that such surrenders be by Thomaige presented as hereafter followeth.

21 Item, By the saide custome , no woman being couert barron , can make any good surrender of her Landes and Tenementes holden of the saide Mannors , or of either of them , eyther by the handes of the Reeue or his deputie , or by the handes of the Headeborow , in the presence of the saide sire Tenaunts , saving in time of extremity of sickenesse or death , in either of which cases , she may by the saide Custome together with her husbande , surrender her saide Landes and Tenements , holden of the saide Mannours , or of either of them , by the hands of the Reeue or Headeborowe , and sire Tenaunts , and if anie such woman couert barron so surrendring , doe after that recouer her health , and doe not at the next generall Court then following , ratifie and confirme the same before the Stewarde or his deputie , in the presence of the Homage , that then the same surrender is to bee voide . And all surrenders made by anie woman couert barron

to be obserued.

ron otherwise then in extremitie of sicknesse or death, as is aforesaide be voide, except such women couert barron, bee soly examined before the Stewarde of the saide Mannours, or of anie of them, or his sufficient deputie, as haereafter followeth.

22 Item, That all surrenders taken eyther by the Ræne or his deputie, or by the headborow, for the time being, and in the pæsence of sixe customarie tenants, ought to be by the homage presented at the generall Court holden for the sayde Mannours, after the taking thereof, or within one yære and a day next after the taking of the same, if anie such generall Court bee holden within the yære and the day after the same surrender so taken, or else if no such generall Courte bee holden within the yære and the day, then to bee by the same homage presented at the next generall Courte to be holden after the same yære and daie, and then to be as good a surrender, as anie surrender taken in open Courte, or else all surrenders taken by the saide Ræne or his deputie, or by the said headborow, and

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and in the presence of sixe Tenauntes,
and not presented by the saide homage,
in maner and forme aforesayd to be void.

23 Item, The homage by the saide custome, must Write Billa vera vppon euerie surrender by them presented, When they finde the same surrenders agreeable to the custome, and also vppon euerie other of their presentmentes they shall make Billa vera, When they be agreeable to the saide custome, or else if the sayde homage receaue anie surrender, or other billes to them exhibited, which be repugnant to the custome of the saide Mannours, or of either of them, they shall make vpon euerie such surrender or bill, Ignoramus, or the like superscription, to thintent it may be knowen to be naught, or else returne such naughtie surrenders or billes backe againe to the parties that exhibited the same.

24 Item, By the custome of the sayde Mannours, and of euerie of them, euerie Woman being couert barron, of the age of one and twentie yeeres or vppwardes, hauing anie customarie Landes or Tenementes

to be obserued.

nementes to her or her heires, or for life, lues, or yeeres, and holden of the sayde Mannours, or of either of them, may together with her hus bande, by the hands of the saide Stewarde, or of his sufficient deputie, surrender al her said Lands and Tenementes, interest, or terme of yeeres, to the vse of her saide hus band, or to any other person or persons, at their will and pleasure, so as she bee solie and secretlie examined before the Stewarde or his sufficient deputie, according to the auncient custome vled in that case.

25 Item, That all surrenders taken out of the court by the Steward of the said Mannours, or of anie of them, or by his sufficient deputie, of anie person or persons, being of the full age of one and twentie yeeres or more, of anie of their customarie Landes and Tenementes holden of the saide Mannours, or of eyther of them, be good by the custome of the saide Mannours, and of eyther of them, and the same to be published and notified to the homage at the next generall Courte.

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26 Item, By the custome of the saide Mannours, and of euerie of them, all surrenders at anie time heretofore taken, or hereafter to be taken by the steward of the saide Mannours, or of eyther of them, or by his sufficient deputie, out of the Courte of anie customarie Landes or Tenementes holden of the saide Mannours, or of either of them, of anie person or persons, being of full age of xxi yerres as aforesaide, being entred into the Court rolls, of the Court next going before the taking of the same surrenders, although such surrenders were taken diuers daies, weekes, or monethes after the same Courte, are and shalbe good and of force, by the custome of the saide Mannours, and of euerie of them.

27 Item, By the custome of the saide Mannours, and of euerie of them, the Lorde or Lordes of the saide Mannours, or of eyther of them, ought to haue at euerie admission of anie one person, or more, vppon a discent, and at euerie admission, and of anie one person, onelie vppon a surrender, or alienation to be made of euerie acre of Lande or ground, being

to be obserued.

ing Coppieholde, xvi. d. for a fine, and so
after that rate, and no more, and if anye
more then one bee admitted vppon a sur-
render, then to paie for euerie one so ad-
mitted, more then one halfe a fine, and al-
so to haue in like sort for a single fine for
a messuage being Copiehold, xiii. s. iiii. d.
and for a Tenement being Coppiehold,
x. s. and for a Cotage being coppieholde,
which shall not be letten for aboue iii. li.
by the yeere, xx. d. and for a Cotage being
woorth aboue iii. li. by the yeere to be let-
ten, to paye fine as before for a Tene-
ment, and these fines to bee sette downe
in their seuerall coppies, and if anie que-
stion arise about the decerning which
be messuage, and which be Tenements,
the same, by the same custome is to bee
tried by the presentment of the homage,
& that the Lorde of the said Mannors,
and of either of them, shall allowe of eue-
rie surrender made by anie Coppiehol-
der, according to these articles, not ha-
uing made or committed anie cause of
forfaiture, contrarie to the customes con-
tained in these articles, and shall for the
fine aforesaide, graunt the saide coppie,
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holdes, according to the saide surrender, and admitte such persons to whome the same surrender shall so bee made, or to whome these Landes or Tenementes shall so discende accordinglie, and if the saide Lorde shall refuse so to admit, yet the saide persons to whome the said surrenders shalbe made, or to whome the saide Lande and Tenementes of right ought to discende, remayne, or come, paying their fine, or tending the same as aforesaide, shall quietlie holde and enioye the saide Coppieholde in like sort, as if he or they were lawfullie admitted vnto the same, and not otherwise.

28 Item, By the custome, if anie manne make a surrender, onelie to the intent to make his wife a Joynter, and to none other purpose, then the fine of the same is but halfe so much as it is vpon other surrenders, alienations, or vpon a dying seized as aforesaide. And the like custome is to be obserued, where the husbande and wife make a surrender of the Landes of the wife, to the ende onelie to make an estate thereof to the husbande ioyntlie with his wife, and likewise by the
the

to be obserued. A

the said custome for every Tenaunt that shalbe admitted in reuercion or remainder expectant, vpon the estate of any particular tenāt for life, in taile, or for yeres, graunted by copie, the same is but halfe so much as it is vppon other admittances vpon alienacions, surrenders, or dying seized, as aforesaid.

29 Item, Every person that exhibiteth or deliuereth any surrender or bill to the homage, ought to giue and paie to the same homage for every such surrender or bill iii. d. And by the said custome every of the said sire tenants and also the headborough or Reue which shalbe at the taking of any surrenders as aforesaid, ought to haue iii. d. a peere, being taken within the said Mannours or in either of them. But if they goe out of the said manors or either of them for the taking of the same, the to haue viii. d. a peere, and their charges, if they shall goe farther of: and the partie that procureth the said surrender, ought to giue to the sayd Tenaunts iii. d. besides the said fees, which iii. d. is deliuered with the sayd surrender, or else he that bringeth in the sayde surrender with

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Without the sayd iiii.d. shall pay it of his owne purse to the homage.

30 Item, if it chance at any time vpon the death of any coptholder or customarie tenant, ther is an heire or heires found and presented by thomage, & which after are admitted to the lands & tenements of the saide copieholder, at which time no other heires were knowne, & after it chanceth y one or other cometh & claimeth to be co-heire with the said heire, which is admitted, then the homage ought thereof to enquire, & if they finde his clayme true, they ought to present the same, & then he shalbe likewise admitted, and paye his fine, and haue his part of the premisses, notwithstanding the former admission.

31 Item, if any man be admitted to any possession, or to any reuercion or remainder of any lāds or tenementes, whether they be to him descended, as it is supposed, or to him surrendred by any other person, & after y cometh another person or persons, who pretendeth a title to y whole premisses, or to any part therof, & willet y homage to enquire therof, in this case y said homage is not bound thereof to enquire, but he or they are driue to his or their sute or plaint whe-

to be obserued. A

Whether his or their tytle be right or
Wrong, yet if he or they require y^e homage
to find whether he or they wer the son or
sons of such a one or not, and the homage
knowing y^e truth y^e he or they were y^e son
or sons of such a one, y^e thing the homage
ought to presēt, but not to presēt whether
he or they ought to haue the premilles or
any part therof, to y^e which another per-
sō is alredy admitted, but in such case he
or thei shalbe drinen to his or their sute or
plaint as aforesaid, for y^e recouery of their
said right, if any right they haue.

32 Item, after y^e death of euery person be-
ing a customary tenant of y^e said manors,
or of either of the, the next heire ought to
come & take vp y^e lands & tenemēts wher
of his auncestours so shall dye seized, of
what age soeuer he be of, & if he be of the
age of xiiii. yerres or vpwards, he is to be
admitted in his own person within a con-
ueniēt time after he is presented, or else if
he be vnder the age of xiiii. yerres, then to
come & take it vp by his Guardian, vntil he
be of thage of xiiii. yerres as aforesaid, & to
pay for his fine according to the rates a-
foresaid, & the gardē to pay but iii. s. iiii. d.
at the most, for his fine for y^e guardianship,

Auncient customes

or lesse, at y^e discretion of the Steward.

33 Item, likewise every person to whose vse any of the said lands or tenements be surrendred, ought also to come within a convenient time after y^e same be presented, & take up the same by himselfe, if he be of age, & to be admitted, as aforesaid, and to pay his fine, or else buy his Garden, as aforesaid, and to take out his copie.

34 Item, if any of the said heires, alienes, or gardeners, do not pay their fines within one moneth after the same fines be extracted, and the extracts delivered to the Reeve or his deputie, for the gathering thereof, and by them or either of them demanded, then it shalbe lawfull for the K. or Lords of the said mannor or manours for the tyme being, or his or their officers, to distraine and auowe as for rents, and for want of distresse, to seaze the landes and tenements, for the which the said fine or fines are to be paid, and to enjoy the same to his or their owne vse, untill he or they shalbe fully satisfied and paid the sayd fine or fines, to be payde by him or them that so ought to pay y^e same.

35 Item, if any customary or copyholde tenaunt of the saide Mannours, or of ei-
ther

*Arms
1030*

to be obserued.

ther of them, shall not pay his rents for his copiehold, for which the same is due, and demaunded by the said Reeue, or his deputie, then it shalbe lawfull for the lord or lordes of the saide Mannour or Mannours for the tyme being, or his or their officers, to distraine and auowe, and for want of distresse, to seaze the lands and tenements, out of the which the same ought to be paid, & to take & to enioye the rents, issues & profits, of the same, to his or their owne vse, untill he or they shalbe fully satisfied & paid the same rents, by him or them that so ought to pay y^e same.

36 Item, that when any Tenant dyeth, leauing his heire vnder thage of xiii. yerres, the custome is, that the next of the kinne to whome the land and tenements can not descend, shall haue if he shall require it, the custodie of the heire, & of his landes and tenements committed vnto him, vntill he come to thage of xiii. yerres, and then he to chuse his owne garden.

37 Item, if any person or persons be disposed to let his customarie Lands or tenements, to anie other person or persons, and to their executors and assignes for terme of xxxi. yerres or lesse, the same

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or seaze*

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person shall by the same custome of the said Mannours, upon request at a court holden, or to the Steward out of court, haue a licence by him or them graunted, paying for a fine to the lord after the rate of iiii.d. for enery yeere so vnto him graunted, and no more, for so many yeeres as he the same requireth, not exceeding xxxi. yeeres. Neuerthelesse, by the saide custome, it shalbe lawfull for any person or persons to let his customarie landes and tenements to anie person and persons, and to their executors or assignes, for the terme of thre yeeres, or lesse, by Writing, or by word, without licence to him to be graunted, and without paying any fine to the Lord, or incurring any forfeiture or seislure for the same, so the same lease do not exceed thre yeeres, from the date and making thereof.

38 Item, The customes of the sayde Mannours is, to giue to the Lord bypon the chaunge of enerie Lord, tenne poundes, that is to saie, out of eache Mannour fine pound, for the recognition, and acknowledging of the seruices.

39 Item,

to be obserued.

39 Item, By the custome of the sayde Mannours and of either of them, the homage of euerie of the sayde Mannours, doe vse yeerlie at the generall Court to be holden next after Michelmass, to electe and chuse seuerall Reeues, for euerie of the saide Mannours, that is to saie, to elect and chuse two customarie Tenantes to beare the office of the Reeue, for eache of the said Mannours, namely, he that was before in election, and one other to him, to the intent the Lord of the said Mannours or of either of them, or his Stewarde, may appoint the one of them so elected, for one whole yeere, for eche of the saide Mannours, so he be appointed within that Mannour, of which he is a Tenant, and for the which he shalbe so chosen, which Reeue so being appointed, ought by the custome of the saide Mannours, to take vppon him the said Office, for one whole yeere then next ensuing, to execute the same by him selfe, or his Deputie, for whome hee shall aunswere, and to be subiect to accompt and aunswere for the same, as heretofore they haue bene accustomed to doe.

And

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And if a copieholder shalbe chosen to be the lordes Reeve, according to his turne, and refuse to serve the said office by himselfe, or by his deputie, being appointed therunto, as aforesaid, every such person so refusing, within the sayd Mannour of Hackney, shall pay for a fine xl. li. viii. s. iii. d. and every such person so refusing, within the sayd Mannour of Stebbinhuth, shall pay for a fine x. li. to the Lord of the sayde Mannours, and the homage of either Mannours shalbe charged from time to time to chuse an other Reeve, in place of him that so refuseth, untill such time that one be chosen that shal and wil serve the sayde office. And every copieholder that shalbe chosen to the sayde office as his tyme shal come about and refuse, shall pay the fines aforesaid, for his refusal. And if any copieholder that shall execute the sayde office and doth refuse to latitte and paye to the Lord such rentes, fines, and amerciaments, where-with he shalbe lawfully charged, or shall refuse to accompte with the Lord within two monethes next yeerely after Michaelmas, having had the extracts for that yeere, by the space of two monethes, every

to be obserued.

every such Reeues Landes and Tene-
ments, that shall refuse to accompt and
to pay the said rents, fines, ameracements
and issues as aforesaid, shalbe seized in-
to the Lordes handes, and the lord shall
and may take to his owne vse, the issues
and profites of his saide landes and te-
nements, untill he shall paie vnto the
Lord the saide rentes, issues, fines and
profits, and till he haue also satisfied and
paide the Lord for his saide offence: Viz.
being Reeue of Hackney, lxx. li. xiii. s. iiii. d
and being Reeue of Stebbunghyth. x. li.

40 Item, That euerie customarie Te-
nant whose customarie landes or tene-
ments holden of the saide Hamours, or
of either of them be worth to be sold so
much money as one yeres rent of assise,
with the profites and proquists of the
Courts of either of the said Hamours,
within the which he shalbe chosen that
yere, that he shalbe chosen Reeue of the
saide Hamours, or of either of them
shall amount vnto, by the estimation of
the homage, shall beare the office of the
Reeue for one whole yere, When his time
and course doth come.

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41 Item,

Auncient customes

41 Item, The Reeve of Stebbinhuth is bound by custome yearly to finde and make to the Lordes Steward and his counsell three dinners, that is to say, one vpon the Leete daye, and the other two vppon the sayde two generall Courte daies.

42 Item, Euerie of the saide Reeves is to be allowed of the saide Lord for the exercising of the saide office for one yeere, as foloweth: Viz. The Reeve of Stebbinhuth three pound, five shillings eight pence, and the Reeve of Hackney liii.s. iiii.d. and either of them a coate cloth and all other comodities due and incident to the saide office.

43 Item, By the custome of the saide Mannours and of either of the Reeves of the saide Mannours and of either of them, shall at the next generall court after his yeere of service expired, deliver the Rentall, by which he made his accompt, to the Reeve that shall next succede him, vpon paine to be amerced or fined by the homage, if he shall not so doe.

44 Item,

to be obserued. A

44 Item, By the custome of the sayde Mannours, and of either of them, all the customary tenants of the saide Mannours, and of euery of them, may breake and digge their copiehold grounds holden of the saide Mannours and of euery of them, at their pleasure, and fell and cut downe their timber and wooddes growing, or that shall grow vpon the same, and conuert it to their best vse and profit, and may also suffer their copiehold tenements and howses to decaye, without incurring anie seisure or forfeiture of their estates therefore, and may take and pull downe their saide Tenements, and erect or set them vp againe, either where they stode before, or vpon anie other landes holden by coppie of court roole of the saide Mannours, or of either of them.

But they may not nor shall not take or pull them downe to sette them or anie parte of them vpon theyr owne freeholdes, or vpon the free holdes of anie other, or sell or conuert them or any parte of them to their owne vse, otherwise then is before limited.

Auncient customes

*For the Lord
of the Lord
for the Lord
for the Lord*
45 Item, By the custome of the saide Mannours, and of either of them, every of the Lords Tenants may lop and shred all such trees as grow before their howses or tenements, vppon the wast ground, and the same convert to theyr owne vse, without anie offence, so the saide trees stand for the defence of theyr houses, yards, or gardens, and also may digge grauell, sand, and lome, vppon the saide wast ground, to build or repaire any of their copiehold tenements within the said Mannours, or in either of them, without any licence.

46 Item, if any person or persons being Tenant customarie, shall without licence by Indenture or other Writting, or otherwise, let his saide customarie lands or Tenementes for terme of aboue three yeeres from the making thereof, it is a forfeiture of his estate, by the custome of the said Mannours, & of either of them, being found by the homage, or else otherwise lawfully and sufficiently proued.

47 Item, For treason or felonie whatsoever, that shalbe committed by any copieholder

to be obserued.

pieholder of the said Mannours, or of any of them, for which he shalbe lawfully attainted, he shall forfeite his copieholde landes and tenements, and for all other offence or offences, acte or actes whatsoeuer, for which a freeholder ought by law to forfeite his freeholde landes and tenements, there a copieholder of the said Mannours or of either of them, shall forfeite as a freeholder ought to forfeite in the like case his free hold. And if a copieholder make a feoffment of his copiehold, gift in taile, or lease for life or liues by Deede or Without Deede, and livery and seisin thereupon, or shall suffer a recouerie at the common lawe, leuey a fine or wilfully refuse and deny to paie, doe or perfourme his rentes, fines, lutes, customs, or seruices at any time hereafter due to the lord or lords of the said Mannours, or of either of them for their sayd copieholds, the same wilfull refusall being presented to the homage, by the othes of three customarie Tenaunts, with the Reeue or his deputie, (the said tenaunts nor Reeue, nor his deputie being none of the Lords seruants,) And being found by the homage, y^e same to be a forfeiture

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of his estate, whatsoever he shall haue at the time of any such acte committed or done, insomuch of his or their copiehold lande and tenements, as he shall haue made, committed, or done, anie such acte, and onelie for so much of his said Landes and Tenementes, out of the which the saide quitrent and other due-ties is demanded, and shalbe due, and wilfully denied by the sayde Tenaunt or Tenaunts, as aforesaide. Or if any copieholder shall in the Lords Court or else where, in any court of Record, dis-claime to holde his said copieholde lands and tenements of the Lord, or by plea-ding in the Lords court, or other court of recorde, claime their copieholdes to be free holdes, or pleade in anie Reall Accion at the Common Law in chiefe, as a free holde Tenaunt, or shall doe a-nie other acte or thing which shalbe a disseisin or disinheritance of the Lord or Lordes of the saide Mannours, or of either of them, their heires or assignes, (other then such acts as in these articles are especially dispensed withall.) That then hee shall forsayte the same lands

to be obserued.

landes and tenementes so disclaiming to holde, or claiming to be free holde, or for which he shall pleade in Chiefe, or doe any such other acte or thing as is aforesaide. Finally, the Lorde of the saide Mannours or of either of them, shall haue all such other forfeitures, issues, profits and aduantages of the saide copiholdes that shall grow due to him by any Statute lawes of this realme, being not against and contrary to these articles and customes here expressely sette downe.

48 Item, If any person or persons ha-
ving any estate of any copiehold lands or
tenementes holden of the saide Mannours
or of either of them, for terme of life or
lives, or for terme of yeres, or in the right
of their wives of any estate, although he
or they shall doe any acte or actes during
the time aforesaide, in or vpon the sayde
copieholde landes or tenementes which
might or should bee contrarie to the cu-
stome of the sayde Mannours, or of
either of them, the same Acte or Acts
so beeing done, shall not preiudice or
bee hurtfull vnto the nexte personne

or

a tenant
of the
manor
for life

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or persons to Whome the said customarie landes or tenementes shoulde or ought to remaine, reuert, or come, nor to the saide Wife or her heires, nor being partie, or consenting to the saide acte or forfeiture, nor that the Lord of the saide Mannors or of either of them, shall take any longer aduantage, issues or profits of the same copiehold landes or tenements, then during the time of such estates as is aforesaid, of the partie committing, doing, or consenting to such acte or acts, so that after his or their decease or states determined, the saide landes and tenements shall remaine, reuert, or come to the next person or persons, or to such person or persons to Whome y^e same shoulde haue comen or remained, or reuerted immediately after such estate or estates ended or determined, as though there had bene no such acte or actes done contrarie to the saide custome, by any such person or persons.

49 Item, By the custome of the sayde Mannours and of either of them, the particuler or private acte or actes of any customarie tenant or tenants of anie
of

to be obserued.

of the saide Mannours which shall happen to be done wilfully, by or betweene them, or any of them and the Lord of the saide Mannours, and his Reeue or of either of them, contrarie to the custome of the saide Mannours, neither doth nor shall extend to be construed to be a breach of y^e auncient customes of the said Mannours or of either of them, to the hurt or preiudice of the rest of the customarie tenants, but of themselves onely, doing the said particular acte.

50 Item, that if any tenant for terme of life or lines onely, or for terme of yerres of customary lands, shall make any wast, that then he shall be fined by the homage, the third part of which fine shall be to the Lord, and the other two parts shall come to him in the reuercion or remainder of the said copyhold.

51 Item, The Lord for non payment of amerciaments, may distraine his said Tenants, and auow for the same as for rents, but he can not seaze any of his or their lands or tenements for non payment thereof, untill he be paide.

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52 Item,

G. R. b. m.
Ex. t. v. g. r.
p. 1. a. m. 2.

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52 Item, vppon the admission of any co-
heires, toynit Tenaunts, or Tenaunts
in common, if they cannot agree to oc-
cupie their Landes and Tenements to-
gether, or to make partition among them
selues, then he or they that be greued
may by the custome of euerie of the saide
mannours haue a precept from the Ste-
ward directed to seauen customarie Te-
naunts or more of the saide Mannours,
Within which the said Lands and Te-
nements doe lye, and they shall make
partition thereof, and the same retorne
to the Steward of the said Mannours
again to be inroled in the Court Roles
of the saide Mannours, whereof the said
Landes or Tenements be holden, wher-
vppon the saide heires shall goe to the
Steward of the saide Mannours with-
in which the said Lands or Tenements,
shall lye, and then elote and chuse their
partes in forme following. That is to
saie, the youngest sonne to chuse first,
then he that is next to the youngest to
chuse next, and so after that rate vnto
the eldest, howe manie so euer, which
eldest shall chuse last, and likewise the
same order is to be obserued amongst
daughters

to be obserued.

Daughters, if there be no sonnes. And amongst all other degrees of heires touching the customarie Landes and Tenements holden of the saide Manours or either of them, and upon euery such partition, they shall paie for a fine to the Lord, ii. s. vi. d. or lesse, at the discretion of the Steward, according to the quantitie of the Landes or Tenements so parted, betwene Tenaunts in common, & ioynte Tenaunts, for the like fine, the saide deuision to bee by the saide Tenaunts without election of the parties themselves, but by casting of Lottes, if they cannot otherwise agree.

53 Item, if any customarie or free tenants cattell, or the cattels of their farmours be brought to the Lordes pound, the saide Tenant or his farmour shall paie for all his Cattell if they be a hundred heddes or upwards, or vnder, for the poundage therof but one peny, & he that is no tenant shall pay for euery distres of cattel so pounded foure pence.

54 Item, if any cattel be impounded with in y^e lords pound by any person or persons being a customary tenant or tenants

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of the saide Mannours or of either of them for any trespass committed or done within the saide Mannours, or in either of them, vppon their coppitholds, that all such Cattell being so impounded, maye by two of the customary tenants of the saide Mannours or of either of the wher- in the saide Trespas shalbe committed, which wil answer for all such Damages and costs as shalbe recovered in the said Court against the owners of the same Cattell, for the saide Trespas, be deli- uered out of the saide pound vnto the owner of the said Cattell, by the custome of the same mannours, & of either of the.

55 Item, by the custome of y^e said manors & of either of the, no customary tenat shal sue, vex, or trouble anie other customarie Tenant, for anie title of Landes or Tenements lying and being within the saide Mannours or in either of them, being Coppithold Landes or tenements of the saide Mannours or of either of them, out of the Lordes Court, without the speciall licence first had and obtained of the Lorde of the said Mannours, or of either of them, or of his Steward for
the

to be obserued.

the time being, if any person doe the contrary, he shall haue his Landes or tenementes seized into the Lordes hands, vntill he pay a fine to the Lorde for the same offence, such fine as shall be lesse by thomage at the next generall Court of the saide Mannour or Mannours.

56 Item, that no customary Tenaunt of the saide Mannours or of either of them for anie offence to be done by anie mannes Cattell within the saide Mannours, or in either of them, shall drive the same Cattell to any forraine pounds, but to the lords pound, being within the sayd Mannours, or in either of them, if anie man doe the contrarie, to be amerced at the next generall court by the homage.

57 Item, that no tenaunt or any other person shal set any stake, mark or meare, betweene tenaunt and tenaunt, or betweene Tenaunt and any other person that lyeth next vnto him, without the parties doe therevnto agree, vntlesse an order be appointed by the homage, that it may be first viewed by twelue tenants of the saide Mannours, or of either of

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them. Where the stake or meare is to be set, and there to set the stake or marke, indifferently betwene both the saide parties, and so to continue it upon paine of amercement by the homage.

58 Item, by the custome, the homage do yearly use at the generall Court holden after Lowe Sunday, to elect and chuse out of the hamlets within curie of the saide Mannours, certayne customary Tenants to be Drivers and viewers of the Waits and commons of the saide Mannours or of either of them for one whole yeere, which haue authoritie by the saide Custome to drive the commons at anye time when they finde it surcharged, and to unpound the Cattell by them so taken, and no other so to drive the saide common, then the persons so chosen as aforesaide.

59 Item, if by their driving the Surcharging cannot be remedied, then they ought to informe the homage thereof at the next Court, that they may amerce thoffenders, whether the saide offenders be Tenants or no Tenants, and

to be obserued.

also to put a paine or an amerclamet vpon their heades, that they shall not likewise offend.

60 Item, if the said Drimers receiue by the said poundages any more money then they spend in their trauele, the rest shalbe imployed to the Scolyng of the common sewers, which be vpon the said wast grounds & commons, & laying of bridges ouer the saide common sewers, and shall make their accompt in that behalfe to y^e homage at the general court, whē y^e yere for which they were chosen shall expire.

61 Item, by y^e custome of the said Mannors & of either of them, the coppieholde & customary tenants haue vsed to make bylawes at their general courts when ned haue so required, which custome shall be cōtinued & the said bylawes so by the made, shall binde all the Coppiehold Tenants of the said Mannours or of either of them, so the same bee not contrarie to the true meaning of these Articles.

62 Item, by the custome of the said man-
nors & of either of the tenants in tale of

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customarie Lands and tenements may
suffer common recoveries Within y^e said
seuerall Mannors, With single or double
vouchers, or by agrement forfait the said
Lands and Tenements into the Lords
hande for the cutting of the estate tayle,
which custome by these Articles shall
haue still continuance, and that such re-
coveries & forfeitures are & shalbe good
by the saide custome to barre the said in-
tyle.

Before and the tenans

Sealed and deliuered in the
presence of Edmond Poley, Anar
John Lany, Thomas Ma-
kelin, Thomas Kent, Wil-
liam Onslow, John Jermy.



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